

**PLANNING COMMISSION
WILLIAMSBURG, VIRGINIA
AGENDA
Wednesday, August 18, 2004**

The meeting will be called to order in the Council Chamber of the Stryker Building, 412 North Boundary Street on Wednesday, August 18, 2004 at 3:30 p.m.

Roll Call

Approval of Minutes of July 6, July 14, July 19 and July 26, 2004

1. CONSENT AGENDA ITEMS

Consent agenda items are boxed. An item may be removed from the consent agenda by a request of any member of the Commission.

2. PUBLIC HEARINGS

PCR #04-015: Request of Yankee Candle for a special use permit for a retail store with a gross floor area exceeding 50,000 sq. ft. at 2200 Richmond Road (Williamsburg Motor Court site). The property is zoned B-2 Tourist Business District. It is proposed to construct a 65,000 sq. ft. Yankee Candle store (41,500 sq.ft. retail space), with three adjoining restaurants to be constructed at a later date.

3. OPEN FORUM

4. SITE PLANS AND SUBDIVISIONS

5. OLD BUSINESS

6. NEW BUSINESS

7. OTHER

8. INFORMATION ITEMS

Report from City Council
Planning Department Monthly Report
Monthly Financial Statement

9. PUBLIC HEARINGS SCHEDULED FOR SEPTEMBER 15, 2004

PCR #04-18: Amendment of Chapter 21, Zoning, of the Williamsburg City Code, to revise Article III, Division 10.1, ED Economic Development District; to revise parking requirements for townhouses, planned unit developments and multifamily dwellings [Sec. 21-707(a)(3) and (4)]; to add the ED District to the list of districts in which a parking master plan may be approved in lieu of the regular parking regulations [Sec. 21-709(a)]; to add the LB-1, LB-3, LB-4 and ED Districts to the list of districts requiring site plans for permitted uses [Sec. 21-780(5)]; and to add a provision allowing traffic studies and public utility analysis to be required as part of site plan review [Sec. 21-781(l)]. These changes will create allow more flexibility in developing tax-generating mixed use projects in the ED Economic Development District.

PCR #04-19: Rezoning of approximately 6.8 acres of land at 1440-1446 Richmond Road from B-3 General Business District to ED Economic Development District. This property is designated as Corridor Commercial land use in the 1998 Comprehensive Plan.